

**Raleigh Board of Adjustment
Decisions
September 11, 2017**

A-90-17 WHEREAS Donna and Kirk Preiss, property owners, request a variance from Section 7.2.5.C.3. of the Unified Development Ordinance in order to construct a dumpster enclosure utilizing a wooden fence instead of a masonry wall on a .2 acre parcel zoned Residential-6 and Neighborhood Conservation Overlay District located at 115 Hawthorne Road.

Decision: Deferred to the Board's October 9, 2017 meeting.

A-100-17 WHEREAS VT Arrow Properties LLC and Arrow Drive Development LLC, property owners, request a 1.24 acre variance to the minimum lot size requirements set forth in Section 6.4.7.D.2. of the Unified Development Ordinance for a hotel, motel, inn to be located in the Office Park district to allow for a proposed hotel on a 1.26 acre tract zoned Office Park-7 and Special Highway Overlay District and located at 3929 and 3925 Arrow Drive.

Decision: Approved with the condition the 2 subject lots are combined to form 1 lot.

A-106-17 WHEREAS 615 Boylan, LLC, property owner, requests a variance from the requirement that all new primary electrical distribution lines be placed underground as set forth in Section 8.7.4.B. of the Unified Development Ordinance in order to allow a pole mounted electrical transformer on a .23 acre parcel zoned Neighborhood Mixed-Use-5 Parking Limited and located at 615 N. Boylan Avenue.

Decision: Deferred to the Board's October 9, 2017 meeting.

A-107-17 WHEREAS MDI Management, LLC, property owner, requests complete relief from the Parkway frontage requirements set forth in Section 3.4.3. of the Unified Development Ordinance and any Parkway Frontage associated tree conservation requirements set forth in Section 9.1.4. of the Unified Development Ordinance resulting in no requirement for a heavily landscaped 50' parkway buffer along Marvino Lane on a 3.4 acre parcel zoned Commercial Mixed-Use-3 Parkway Conditional Use and located at 8551, 8531, and 8511 Marvino Lane.

Decision: Approved a variance in the 50-foot Parkway Frontage buffer to shift a sanitary sewer easement 30 feet to the west.

A-108-17 WHEREAS Fifth Third Bank, property owner, requests a variance to reduce the forestation requirements set forth in Section 9.1.9.A. of the Unified Development Ordinance from 40% of the site to 21% of the site for a 2.01 acre parcel zoned Commercial Mixed-Use-3 Parkway and Urban Watershed Protection Overlay District and located at 11370 Common Oaks Drive.

Decision: Approved as requested.

A-109-17 WHEREAS Waterford Graylyn, LLC, property owner, requests a 43' variance to the 50' heavily landscaped Parkway frontage requirements set forth in Section 3.4.3. of the Unified Development Ordinance and any associated tree conservation requirements set forth in Section 9.1.4. of the Unified Development Ordinance in order to permit the installation of four additional parking spaces along the front of the 1.63 acre parcel zoned Industrial Mixed-Use-3 Parkway and located at 7517 Precision Drive.

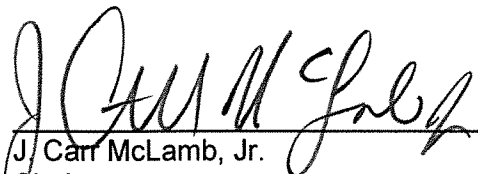
Decision: Approved with the condition the applicant installs additional landscaping along Precision Drive as visual buffer as shown on the plot plan submitted to the City of Raleigh for removal of the island in the parking area.

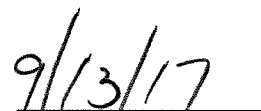
A-110-17 WHEREAS Paul and Sara Fitzpatrick, property owners, request a 1.2' variance to the rear yard setback requirements set forth in Section 2.2.1. of the Unified Development Ordinance to enclose a side porch and a 2.2' variance to the encroachments allowed under Section 1.5.4.D.1.b. of the Unified Development Ordinance to accommodate an associated stoop and steps that results in a 3.8' side setback for the enclosed addition and an .8' setback for the stoop and steps on a .14 acre parcel zoned Residential-10 and Neighborhood Conservation Overlay District and located at 1806 Bickett Boulevard.

Decision: Approved as requested.

A-111-17 WHEREAS Duncan and Mary Ray, property owners, request an 11' variance to the minimum lot depth requirements set forth in Section 2.2.1.A.3. of the Unified Development Ordinance in order to subdivide the existing parcel into two lots which results in two 89' deep lots where currently there is one conforming .5 acre lot zoned Residential-4 and located at 1415 Ridge Road.

Decision: Denied.


J. Carr McLamb, Jr.
Chairman


Date